



Current Status of Maintenance on Church Exterior

**Phil Peplow
10th October 2013**

1. Gutters & Downspouts.

With the PCC's main priority now focused on the completion of the renovation work on the Parish Room roof and the subsequent funding to achieve that aim, the PCC have now made the decision to replace the church gutters & downspouts in manageable stages, specifically for financial reasons.

So instead of replacing all the gutters & downspouts, as first intended, at a would have been cost of around £17,000, the PCC have agreed to just replace the gutters & downspouts on the side wall of the front porch and along the full length of the lower elevation of the South Aisle up to the corner of the vicar's vestry.

These two areas have not been providing the required amount of drainage of rainwater away from the building for quite some time and have been in desperate need of repair for many years.

The replacement gutters & downspouts will be made from powder coated extruded aluminium and will not require painting & only the minimum amount of maintenance over the forthcoming years.

2. Painting of the outside of church

The building has been looking worse for wear in the last few years and is in need of a good coat of paint, but before this can be carried out a great deal of preparation work is required.

That is why the PCC have taken the decision to replace all the gutters & downspouts as the majority are severely corroded and it would just not have been feasible & cost effective if we attempted to try & remove the all the rust to provide a sound & solid base for the paint.

Also some of the vertical structural timber beams around the church are rotting and we are now awaiting a structural survey to be carried out to

determine what the requirements are for replacing the rotted sections of the timber beams.

The structural engineer has made arrangements to survey the church building w/c 14th. October.

3. Lych Gate

As we already know the Lych Gate has been in a sorry state for years and the shingles (roof tiles) desperately need replacing. There was, rightly so, some concern over the current tiles & roof parts coming away and falling on people passing through, but this has now been made safe.

Once we have a clearer idea of what work is required on the structural timber beams then an ever increasing snagging list of joinery work will be addressed in one fell swoop.

4. Lightning conductors

A full test & inspection of the eight lightning conductors around the church building has just been completed and much needed repairs are required due to general deterioration & theft of lead on some of the conductors.

To have this work carried out will cost £690.

5. Wood Pit Disaster Cross

The bottom section of the vertical beam is rotten and the cross was leaning over & loose in the marble foundation. A temporary fix has been made to secure & stabilise the cross.

At some point in the very near future the vertical beam will need to be replaced.